

COURT ORDERED SALE




MULTI-TENANT FUEL & SERVICE PROPERTY
LAND AND BUILDING

NAICommercial



6102 - 50 AVENUE | STETTLER, AB | 0.68± ACRES

PROPERTY HIGHLIGHTS

-  **Prime Location & Visibility:** Positioned on a major arterial road (HWY 12) for maximum exposure to 7,280 vehicles (50 Avenue/61 Street - Costar)
-  **Renovated Building and Gas Station:** Modern interior and exterior building upgrades with upgraded gas pumps
-  **Additional Income:** Ability to accommodate complementary tenancies, enhancing revenue potential through diversified lease revenue streams

Stettler, known as the “Heart of Alberta,” is a regional hub located between Edmonton and Calgary with a population of about 5,500 and a trade area of over 27,000. The town supports a diverse economy driven by agriculture, energy, healthcare, and retail. With strong infrastructure, highway access, and a business-friendly environment, Stettler offers solid potential for commercial real estate investment.



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The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an “As is and Where is” basis.

- Town of Stettler
www.stettler.net/work/economic-development



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

COURT ORDERED SALE

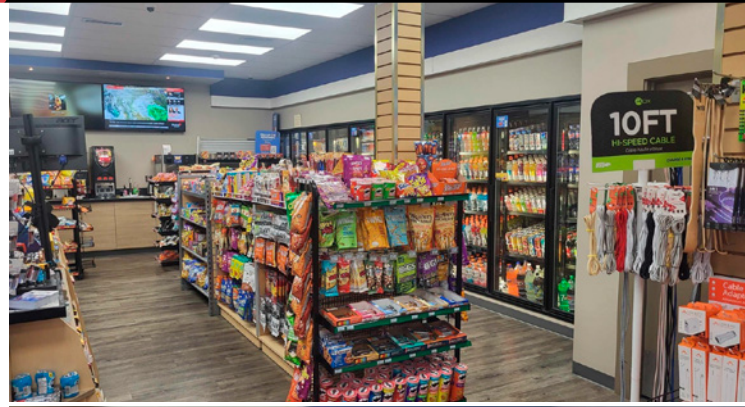
NEWLY RENOVATED GAS STATION

NAI Commercial

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ADDITIONAL INFORMATION

| | |
|-------------------|-----------------------------|
| PURCHASE PRICE | \$1,375,000 |
| LEGAL DESCRIPTION | Plan 1759KS, Block 1, Lot 1 |
| ZONING | C2 |
| BUILDING SIZE | 3,350 sq.ft.± |
| LAND SIZE | 0.68 acres± |
| YEAR BUILT | 1986 |
| PROPERTY TAXES | \$22,262.00 (2024) |



54 MINUTE DRIVE
TO RED DEER



2+ HOUR DRIVE
TO CALGARY OR EDMONTON



STETTLER



6,714
POPULATION



4,120
EMPLOYEES



467
BUSINESSES



\$194M
TOTAL CONSUMER
SPENDING



\$95,591
AVERAGE HOUSEHOLD
INCOME



7,280 VPD
50 AVENUE AND
61 STREET

2025 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS



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7343 VC25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.